



Special Town Meeting

October 6, 2021

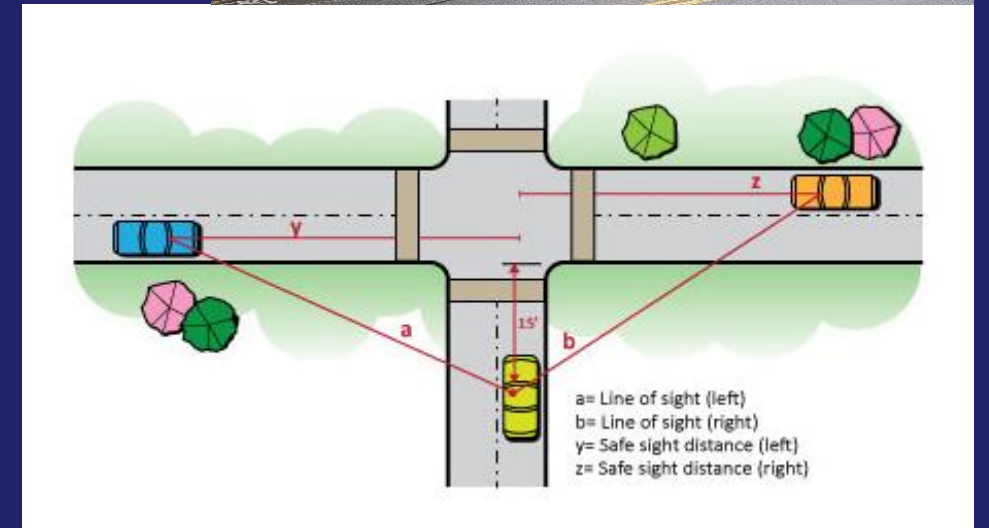
Article 12

Amend Zoning Bylaw — Structures in Yards



Why this change?

- Unclear treatment of fences and retaining walls near lot boundaries
- Fences and retaining walls along streets may block sight lines
- Bylaw does not permit structures for disabled access as required by state law
- Inconsistent treatment of structures in yards in different provisions





What is changing?

1. Add a definition of “fence”.
2. Limit the height of fences and retaining walls along a street to 4’.
3. Limit the height of retaining walls near side and rear lot boundaries to their distance from the lot line.
4. Treat combinations of fences and retaining walls as a single structure.
5. Permit structures enabling access for disabled persons anywhere on a lot (as required by state law).
6. Prohibit structures in yards which interfere with safe sight distance on a street.
7. Clarify that structures other than buildings are permitted in minimum required yards, subject to height limitations.



Fences

“A barrier intended to prevent escape or intrusion or to mark a boundary with no change in grade.”

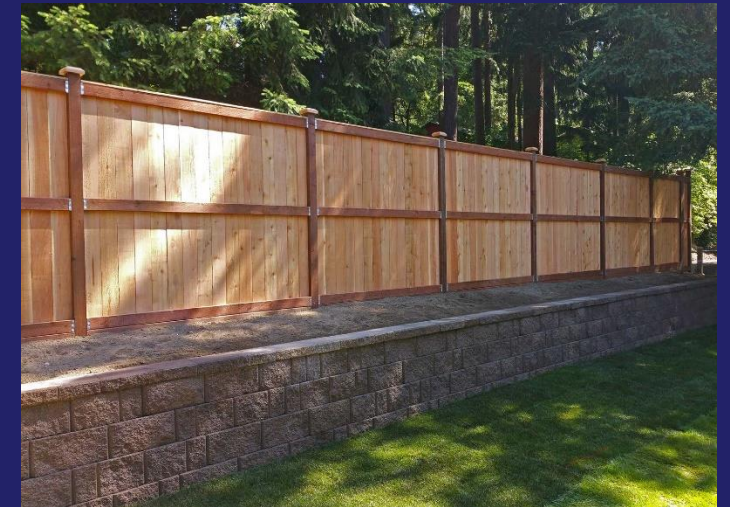
- Fences may be made of any material, including stone or concrete.
- The maximum height of fences on or near a side or rear lot line remains 6’.
- Limit the height of fences on or near a front lot line to 4’.





Retaining Walls

- Retaining walls are structures but are not fences.
- Limit the height of retaining walls near side or rear lot lines to the distance from the lot line.
 - Retaining walls are not permitted directly on the lot line.
- Limit the height of a retaining wall on or near a front lot line to 4'.
- Treat fences and retaining walls close to each other as one structure.





Other Changes

- Explicitly permit accessibility structures, such as ramps or lifts, anywhere on a lot.
- Prohibit structures which interfere with safe sight distance on a street.
- Make the definition of “yard” consistent with §4.3.1 by allowing yards to contain structures other than buildings.